135.0	0002	0014.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,240,200	/	1,240,200
USE VALUE:	1,240,200	/	1,240,200
ASSESSED:	1,240,200	/	1,240,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'HALLORAN JAMES P
Owner 2:	
Owner 3:	
Street 1:	105 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .313 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 3829 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13613.000	511,200		729,000	1,240,200
Total Card	0.313	511,200		729,000	1,240,200
Total Parcel	0.313	511,200		729,000	1,240,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.91 | /Parcel: 323.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

86980

GIS Ref

GIS Ref

Insp Date

09/30/17

!10520!

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0002-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	511,200	0	13,613.	729,000	1,240,200		Year end	12/23/2021
2021	101	FV	496,200	0	13,613.	729,000	1,225,200		Year End Roll	12/10/2020
2020	101	FV	496,200	0	13,613.	729,000	1,225,200	1,225,200	Year End Roll	12/18/2019
2019	101	FV	386,600	0	13,613.	683,400	1,070,000	1,070,000	Year End Roll	1/3/2019
2018	101	FV	386,600	0	13,613.	565,000	951,600	951,600	Year End Roll	12/20/2017
2017	101	FV	386,600	0	13,613.	519,400	906,000	906,000	Year End Roll	1/3/2017
2016	101	FV	386,600	0	13,613.	473,800	860,400	860,400	Year End	1/4/2016
2015	101	FV	377,600	0	13,613.	464,700	842,300	842,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:50:56

LAST REV

Date	Time
10/10/17	09:13:47
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGO LILLIAN	24601-550		6/8/1994		350,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/1999	741	Alterati	60,000					REMODEL KIT
7/26/1999	470	Wood Dec	16,000					14X16 REAR WOOD DE

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
9/4/2001	Permit Visit	PM	Peter M
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
8/3/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13613		Sq. Ft.	Site		0	80.	0.67	9			View	10					728,985						729,000	

Total AC/HA:	0.31251	Total SF/SM:	13613	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	728,985	Spl Credit		Total:	729,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00923955
Const Adj.:	0.99989998
Adj $ / SQ:	131.188
Other Features:	126300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740919
Depreciation:	229685
Depreciated Total:	511234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

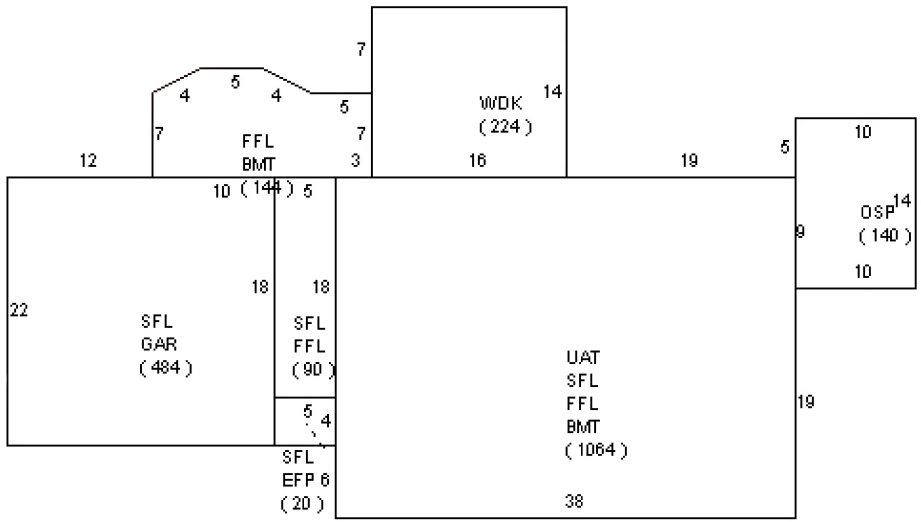
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.74
Special Features:	0	Val/Su Net:	97.09
Final Total:	511200	Val/Su SzAd	174.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,625	131.190	213,160
FFL	First Floor	1,298	131.190	170,282
BMT	Basement	1,208	58.540	70,720
GAR	Garage	484	20.160	9,759
UAT	Upper Attic	266	52.480	13,958
WDK	Deck	224	10.460	2,344
OSP	Screen Porch	140	31.110	4,356
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	5,265	Total:	486,031
Size Ad	2922.8399	Gross Area	6096	FinArea 3829

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
SFL	98				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc